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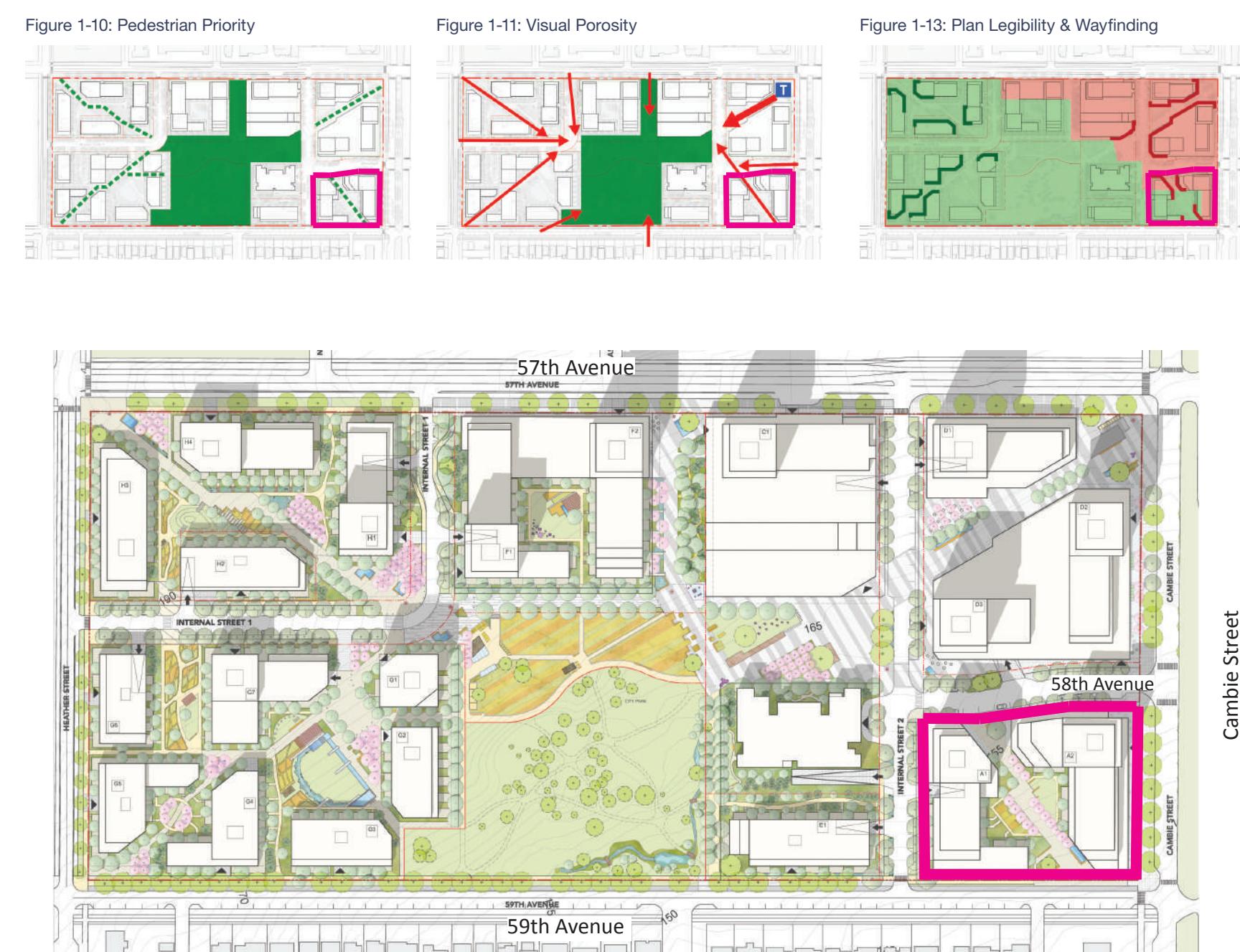
PEARSON PARCEL A
500 & 650 West 57th Ave.

DP APPLICATION
NOVEMBER 7, 2017

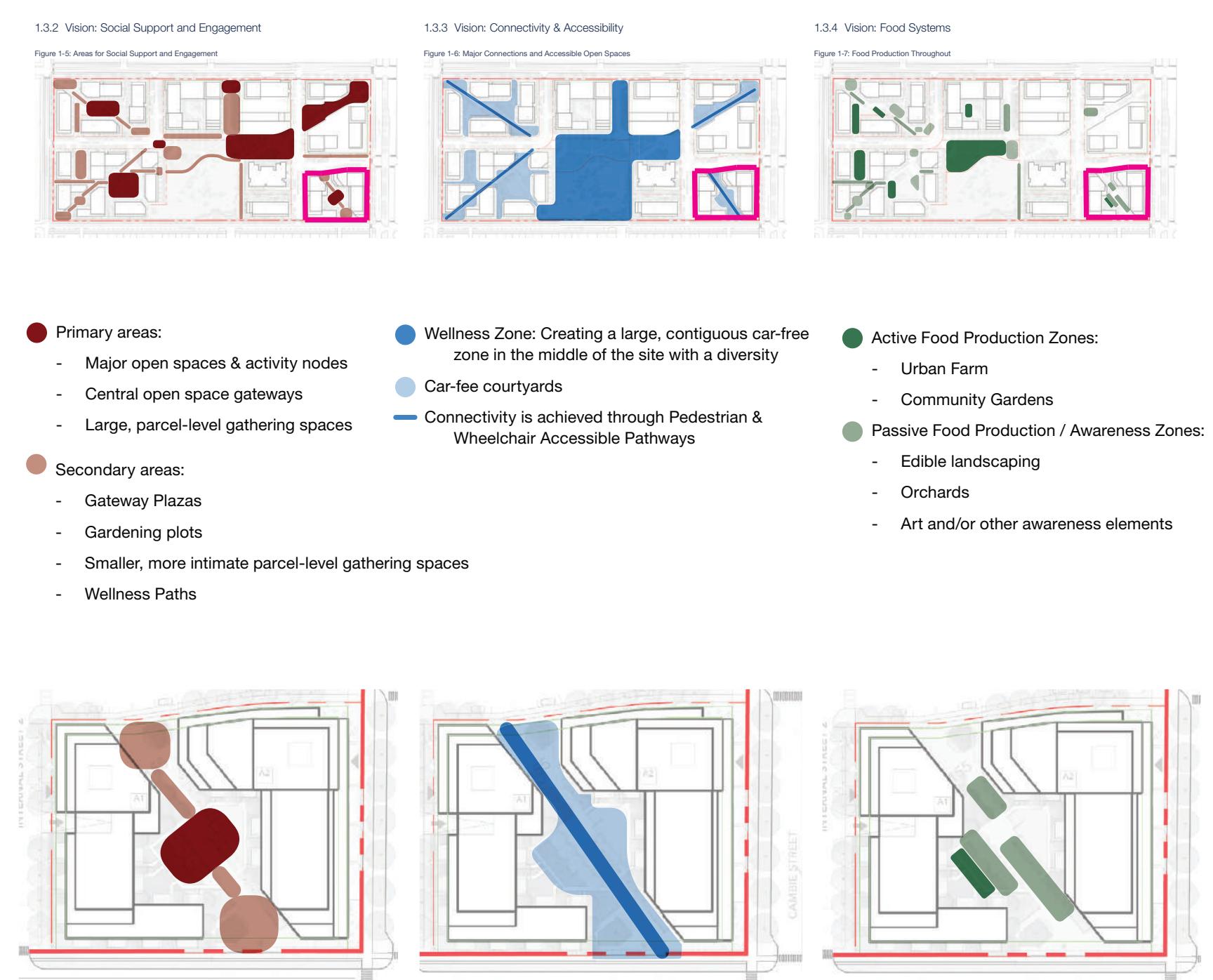
DESIGN RATIONALE

Site

Parcel A is located at the northeast corner of Cambie Street and 59th Avenue. There are two towers on site with a diagonal pathway through the site as per the ideas set forth in the rezoning application.

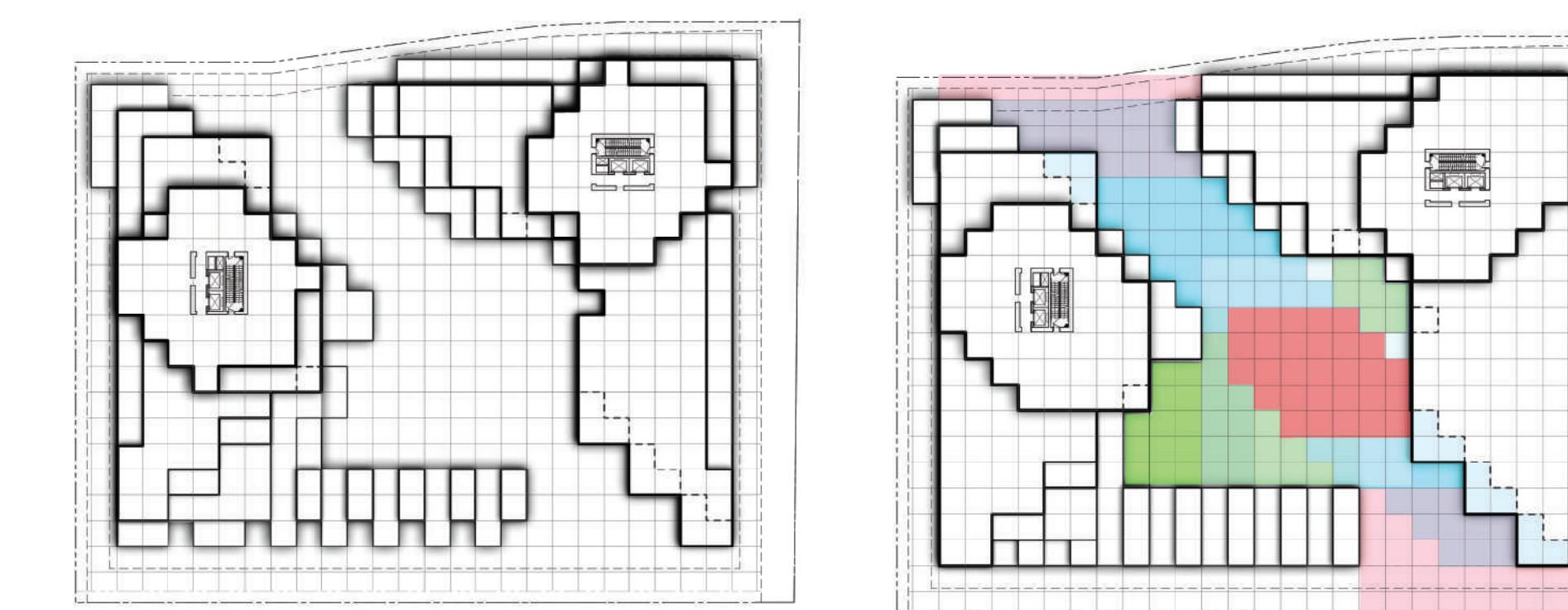


The diagonal path through the site is a vital part of the project as it breaks up the podium into two parts. The ideas thought through below show how the space will be organized.



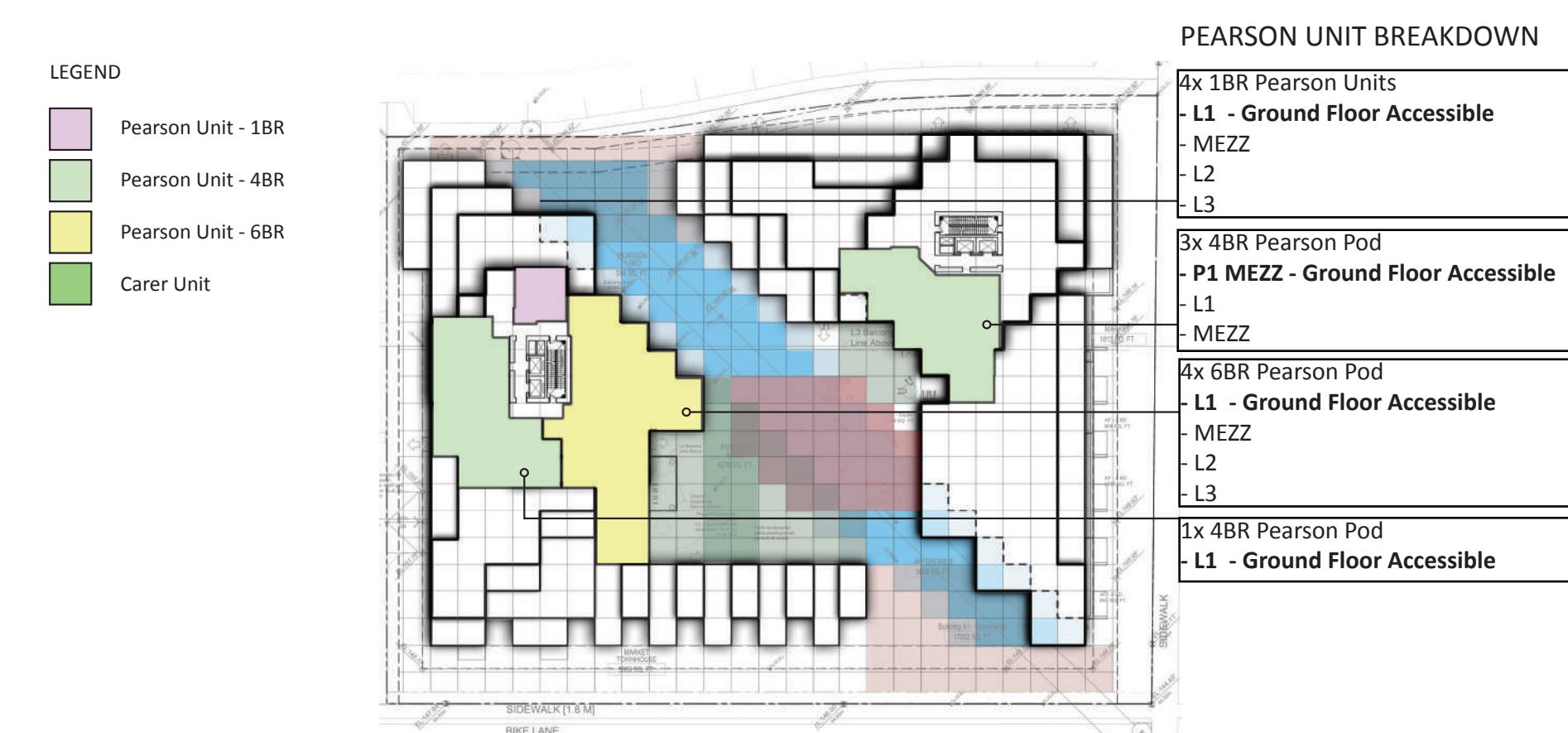
The Grid

The architectural idea is to organize the entire building into an 11.5 foot grid. The floor plans of the building can follow the grid in a diagonal manner to form the diagonal path, or follow the grid in a horizontal and vertical manner to conform to the square shape of the site. The following diagram shows how the programs in the diagonal pathway are still intact within the architectural grid idea.



Building Program

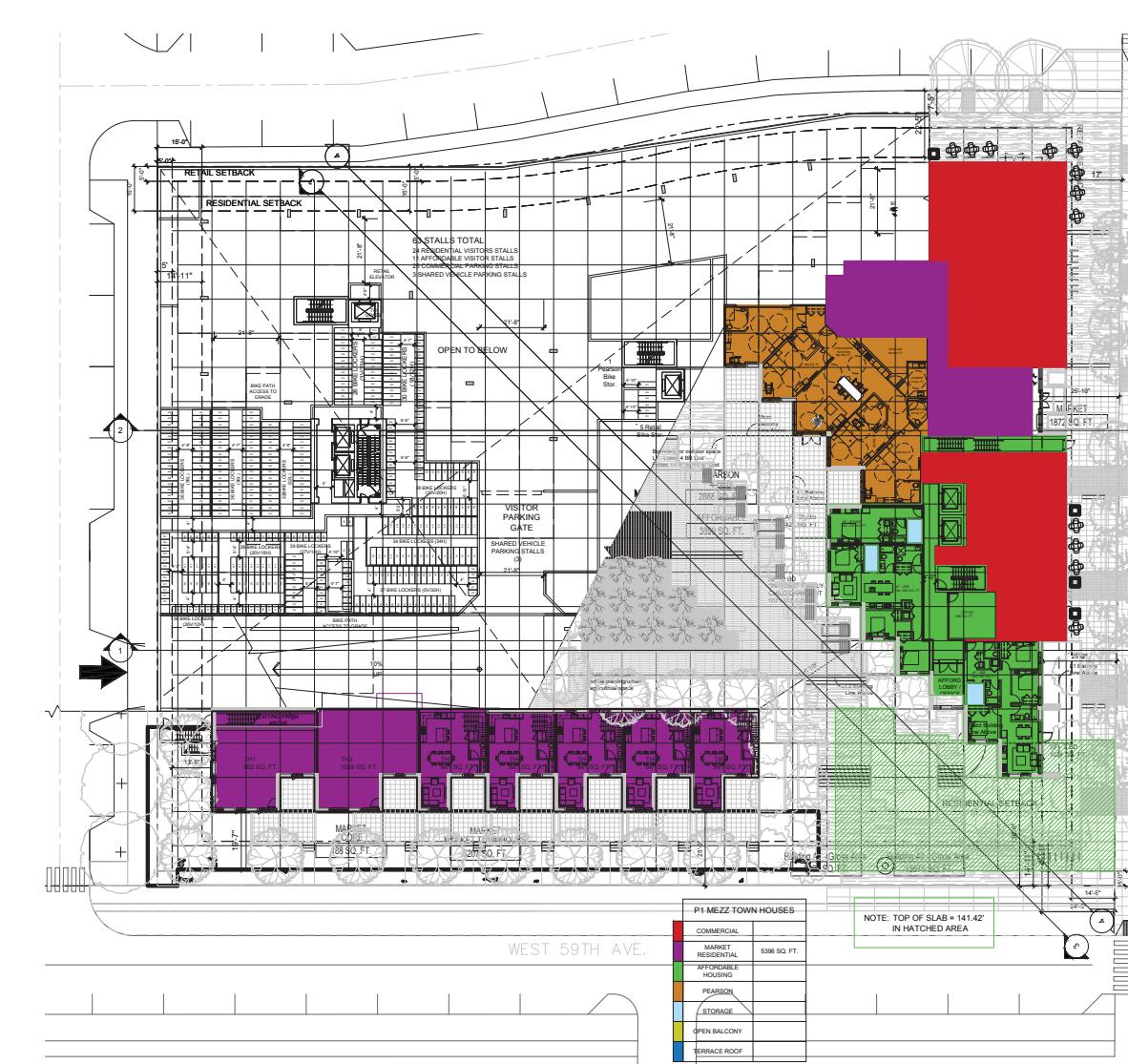
There are several Pearson supportive units located inside Parcel A. The goal is to place as many supportive units at grade as possible. For the units that are above grade, we kept them located in the center of the building with large patio spaces opening up to the diagonal path. The diagram below shows the location of Pearson supportive units.



Building Program (cont.)

The following diagram shows the rest of the ground floor programs. Generally, the retail space is along the north edge of the building on 58th Avenue and along a portion of Cambie Street. One market residential unit lobby (shared with the Pearson supportive housing units) is located on the new internal road, while the other is along Cambie Street. The affordable housing lobby will be facing 59th Avenue along with some market townhomes. The parkade ramp is located in the new internal road.

COMMERCIAL	STORAGE
MARKET RESIDENTIAL	AFFORDABLE AMENITY
AFFORDABLE HOUSING	OPEN BALCONY
PEARSON	TERRACE ROOF

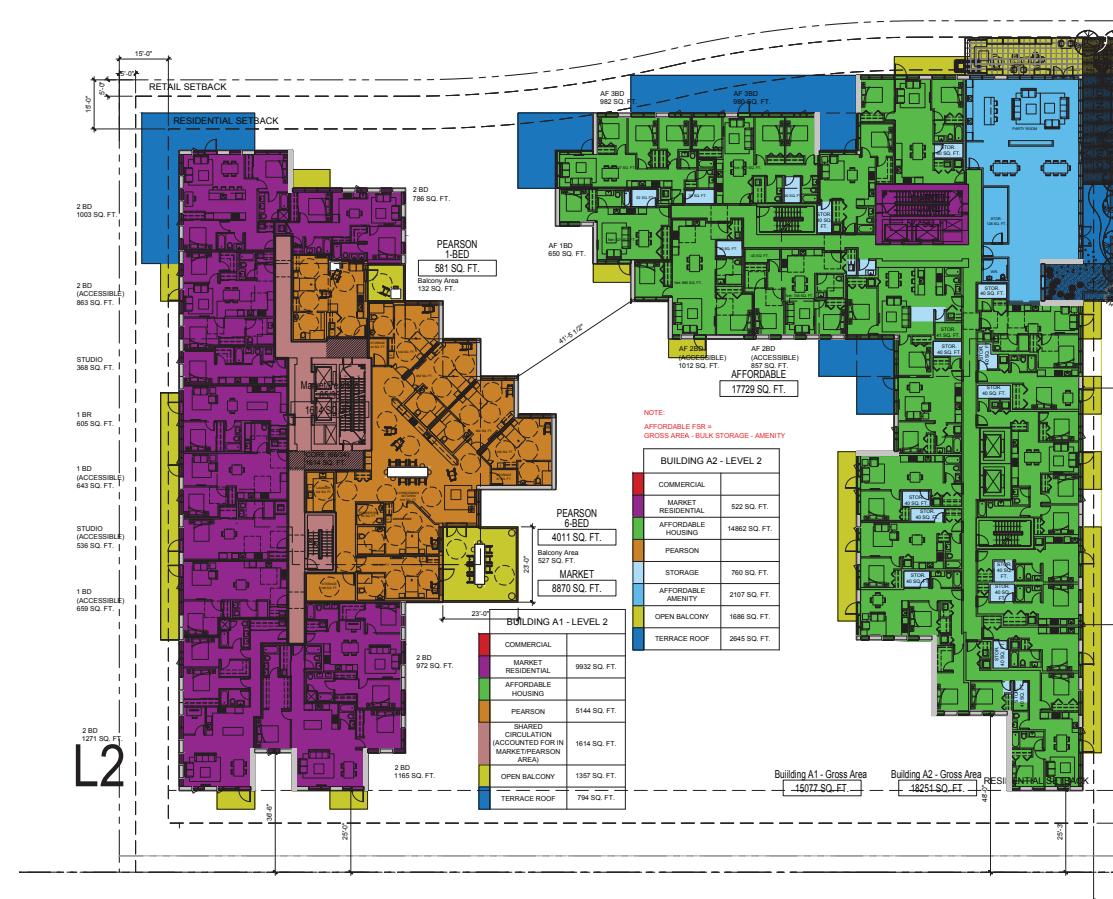


P1 MEZZ



P1

The following diagram shows the rest of the ground floor programs. Generally, the retail space is along the north edge of the building on 58th Avenue and along a portion of Cambie Street. One market residential unit lobby (shared with the Pearson supportive housing units) is located on the new internal road, while the other is along Cambie Street. The affordable housing lobby will be facing 59th Avenue along with some market townhomes. The parkade ramp is located in the new internal road.



A

DESIGN RATIONALE

Massing and Material

The podium steps back in certain places to respect the single family homes along 59th, by minimize shadowing, preserving views, and also guiding people into the diagonal pathway as illustrated below.



At times the podium overhangs the building below, creating two storey weather protected spaces for the retail elevator lobby entry and the affordable housing lobby entry.



Both towers start at Level 8: the west tower goes up to Level 22 while the east tower is up to Level 26. The top two penthouse floors of both towers step back creating a more sculptural top to the tower.



To minimize the impact of vehicles at grade, all loading and garbage pickup will happen in the underground parkade. Bike storage will be housed one floor below grade with a clear pathway leading to the outside, minimizing interaction between bikes and vehicles.

P1 consists of all the required retail stalls with an exit stair and elevator leading up to the center of the project that exits out to a weather protected part of the diagonal pathway. Three car share stalls are also accessible 24/7 in P1.

In simple terms, the building's massing is formed by a series of extruded boxes from the ground up. Windows and solid walls are placed strategically to frame particular views and obscure others for privacy between units. The solid walls are also placed in a manner that enhances the reading of these boxes, creating simple patterns and rhythm, making it easier for the eye to understand the overall massing of the building.

Solid walls at the podium that project from the ground up will be clad in brick to give the building a sense of heaviness at the base. Walls projected up from the podium to the tower will be clad in metal panel to give the tower a sense of lightness.

A secondary cladding pattern is added to the walls to help achieve the goal of 50% vision glass and 50% solid material. This pattern is formed by two shades of metal panels which are composed in a staggered pattern to provide visual interest and depth to the façade.



PROJECT INFORMATION

PROJECT ADDRESS 500 & 650 West 57th Ave

LEGAL ADDRESS LOT 2 - PID: 002-395-363, LOT 2 BLOCK 1004 DISTRICT LOT 526 PLAN 20607
LOT 4 - PID: 002-395-398, LOT 4 BLOCK 1004 DISTRICT LOT 526 PLAN 20607
LOT 5 - PID: 002-395-401, LOT 5 BLOCK 1004 DISTRICT LOT 526 PLAN 20607

SITE AREA 81,142 SF

BUILDING SETBACKS

	CAMBIE	W59TH AVE	INTERNAL RD	W58TH AVE
RETAIL SETBACK	14'-5"	5'-0"	5'-0"	N/A
RESIDENTIAL SETBACK	24'-5"	25'-0"	15'-0"	15'-0"

SETBACK FOR EXISTING TREES	N/A	5'-0"	N/A	N/A
SETBACK FOR NEW TREES	N/A	15'-0"	N/A	N/A

BALCONY SUMMARY

	AREA PERMITTED	RATIO	AREA PROVIDED	RATIO
BUILDING A1	25557	12%	22562	10.59%
BUILDING A2	30572	12%	31272	12.27%
TOTAL	56129	12%	53834	11.51%

FLOOR PLATE SIZES

	ALLOWED	PROVIDED
MAX PERMITTED TOWER PLATE	6500SF	6480SF

BUILDING HEIGHT CALCULATION

	TOWER A1	TOWER A2
PERMITTED HEIGHT	242.78' (74m)	285.43' (87m)
	22 STOREYS	26 STOREYS
MAX ELEVATION POINT	393.82'	435.48'
BASE POINT	151.04'	150.05'
MAX PERMITTED HEIGHT	393.82'	435.48'
PROVIDED HEIGHT	BUILDING HEIGHT	242.78'
		285.43'

PROPOSED SUBDIVISION PLAN OF LOTS 3, 4, 5
AND PART OF LOT 2, ALL OF BLOCK 1004,
DISTRICT LOT 526, GROUP 1, N.W.D., PLAN 20607
B.C.C.S. 920.025



THE INTENDED PLOT SIZE OF THIS
PLAN IS 846mm IN WIDTH BY 559mm
IN LENGTH. THIS PLAN IS PLOTTED AT
A SCALE OF 1:1000

INTEGRATED SURVEY AREA No. 31
(VANCOUVER) NAD 83
(CSRS) 4.00 BC.1.QVRD
UTM ZONE 10

THE UTM COORDINATES AND ESTIMATED HORIZONTAL
POSITIONAL ACCURACY ACHIEVED HAVE BEEN DERIVED
FROM THE MASCOT PUBLISHED COORDINATES AND
STANDARD IRON MONUMENTS LOCATED ON THE CONTROL
MONUMENTS V-2299 AND V-1296.

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL
DISTANCES AS MEASURED. MULTIPLY GROUND-LEVEL
DISTANCES BY A SCALE FACTOR OF 0.999955 WHICH HAS BEEN DERIVED FROM
GEODETIC CONTROL MONUMENTS V-1292, V-1295,

V-1296 AND V-2299.

GRID BEARINGS ARE DERIVED FROM
OBSERVATIONS BETWEEN GEODETIC CONTROL
MONUMENTS V-2299 AND V-1292.

▲ - DENOTES CONTROL MONUMENT FOUND
● - DENOTES STANDARD IRON POST FOUND
■ - DENOTES LEAD PLUG FOUND
○ - DENOTES STANDARD IRON POST PLACED
□ - DENOTES LEAD PLUG PLACED
NR - DENOTES NO RECORD

THIS PLAN SHOWS ONE OR MORE WITNESS POSTS
WHICH ARE NOT SET ON THE TRUE CORNER(S) OF
THE PROPERTY BOUNDARY UNLESS OTHERWISE NOTED.

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Parcel A Overall Stats

Level	Building A1							Building A2									
	Market (Gross)	Market (Net)	Market (Circulation)	% of Total Circ. On Floor	Pearson (Gross)	Pearson (Net)	Pearson (Circulation)	% of Total Circ. On floor	Retail	Market (Gross)	Market (Net)	Market (Circulation)	Afford Rental (Gross)	Pearson (Gross)	Pearson (Net)	Pearson (Circulation)	Retail
26										5,687	4,767	920					
25										5,687	4,767	920					
24										6,480	5,553	927					
23										6,480	5,553	927					
22	5,687	4,760	920							6,480	5,553	927					
21	5,687	4,760	927							6,480	5,553	927					
20	6,480	5,553	927							6,480	5,553	927					
19	6,480	5,553	927							6,480	5,553	927					
18	6,480	5,553	927							6,480	5,553	927					
17	6,480	5,553	927							6,480	5,553	927					
16	6,480	5,553	927							6,480	5,553	927					
15	6,480	5,553	927							6,480	5,553	927					
14	6,480	5,553	927							6,480	5,553	927					
13	6,480	5,553	927							6,480	5,553	927					
12	6,480	5,553	927							6,480	5,553	927					
11	6,480	5,553	927							6,480	5,553	927					
10	6,480	5,553	927							6,480	5,553	927					
9	6,480	5,553	927							6,480	5,553	927					
8	6,480	5,360	1,120							6,480	5,553	927					
7	10,580	9,139	1,441							522	522	15,480					
6	10,845	9,404	1,441							522	522	15,745					
5	12,696	11,233	1,463							522	522	16,803					
4	12,960	11,496	1,464							522	522	16,935					
3	9,636	8,605	1,031	64%	5,167	4,863	583	36%		522	522	17,729					
2	9,912	8,870	1,042	65%	5,144	4,863	572	35%		522	522	17,729					
MEZZ	8,812	7,646	1,166	61%	5,656	4,908	748	39%	2,337	6,899	3,827	2,868	959				
1	7,216	5,120	2,096		7,852	7,852				6,003	4,096	3,094	1,002	6,046			
P1 MEZZ	5,395	5,207	188							1,872	1,872	3,878	2,856	2,856	0	5,033	
P1																	
Total	183,666	158,236	25,423		23,819	22,485	1,903		2,337	126,538	103,935	22,603	117,201	10,779	8,818	1,961	11,079
	183,666		23,819						2,337	126,538		117,201	10,779				11,079

	Current	V2.92c	V2.88
Pearson (gross)	34,598	37,422	36,724
Pearson (net)	30,735	34,024	33,686

	Rezoning 02/10/17	Target	Provided	Difference
Market	308,569	308,569	310,204	1,635
Affordable	117,201	117,201	117,201	0
Supportive (Pearson)	36,616	35,024	34,598	(426)
Retail	23,557	21,000	13,416	(7,584)
Total	485,943	481,794	475,420	(6,374)

Building A	209,823	Site Area	81,142 SF
Building B	265,597	Overall FSR	5.86
	475,420		

ONNI GROUP
SUITE 300-550 ROBSON STREET,
VANCOUVER, B.C. CANADA



PEARSON PARCEL A
CAMBIE & W.59TH AVE.

PROJECT NO: 40003

DRAWN BY:

CHK'D BY:

SCALE:

DATE: YY/MM/DD

SHEET TITLE

PROJECT STATISTICS

SHEET NUMBER

REV:

A0.01 .----

Parcel A Parking Stats - Required

PARCEL A PARKING REQUIREMENTS			
PARKING BYLAW			
USES	SECTION	REQUIREMENT	NUMBER REQUIRED
		0.5 space per unit (538 SF or less)	
		0.6 space per unit (538 SF or more)	
		Plus 1 space for each 2153 SF of gross floor area	324.08
Market Housing	4.2.1.13	(b) Visitor Parking for all dwelling uses between 0.075 - 0.15 spaces per unit.	
Parking Bylaw	No.5059		
Schedule C			
Market Housing	CD-1 District Parking		
Visitor Requirements		(b) Visitor Parking for all dwelling uses between 0.075 - 0.15 spaces per unit.	23.03
Affordable Visitor Requirements			10.35
Pearson Housing	4.2.3.1	1 space for each four beds	11.0
Affordable Residential		1 stall per 6 non-family units	
		Plus 1 stall per 2 family units	46.0
Retail	4.2.5.1	3 spaces for first 3229 SF	
		1 space for each additional 538 SF	21.9
TOTAL			436.4

LOADING REQUIREMENTS			
*Count Market and Affordable units together considering shared parking area (5.2.1)			
		1 Class B space for first 100-299 units	
		Plus 1 space for 300-499 units*	1.0
Market Housing	5.2.1	1 Class B space for each 30,139 SF	1.0
Pearson Housing	5.2.3		
Affordable Residential	5.2.1	1 Class B space for first 100-299 units	
		Plus 1 space for 300-499 units*	1.0
		1 Class B space for first 5005 SF	
Retail	5.2.5	Plus 1 space for any portion of the next 20,021 SF	2.0
TOTAL			5.0

Parcel A Parking Stats - Provided

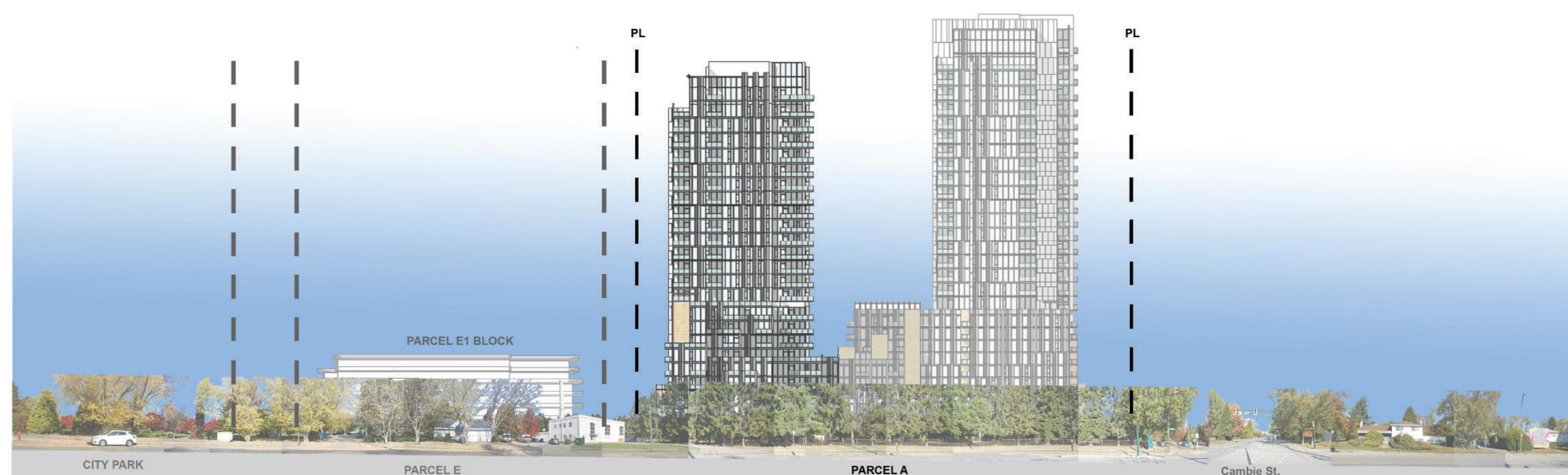
PARKING PROVIDED											
Market			Market Bikes			Pearson			Affordable		Affordable Bikes
Regular	Small	HC	V	H	L (137min)	Stor.	HC	Bike	Regular	Small	HC
P1			137	339	177				1		
P2	57	8	3	21		7	8		30	14	2
P3	164	18				246	3				
P4	151	10				58					
Subtotal	372	36	3	158	339	177			30	14	2
Total		411		674	311	11	1		58	127	76
Required	324.1			674	307	11.0	1.0	Required	46.0		261
Market Visitor			Retail			Affordable Visitor			Car Share		Loading
Regular	Small	HC	Regular	Small	HC	Regular	Small	HC	Small	Class A	Class B
P1	14	10	21	3	1	5	8	3	3	1	4
P2											
P3											
P4											
Subtotal	14	10	0	21	3	1	8	3	0	1	4
Total		24		25	5		11	3	5		
Required	23.03	Required		21.9	5	Required	10.4	3	Required	5.0	

Notes: Parking provided allows for the following:
1 stall per 1BD Unit/2 stalls per 2BD/3BD/TH unit
Market bike storage on P1 is split into two rooms based on requirements for each tower.
TH Bike Storage provided in private garage on P2
40SF market storage lockers provided in P2 and below.
4 Class B Loading spaces to be shared amongst all uses.

Parcel A Balcony Area Calculation

Open Balcony Area to Total Floor Area Percentage %												
West (A1)												
Level	Market Residential			Pearson Units			Affordable Units			Overall		
	Area	Open Balcony	%	Area	Open Balcony	%	Area	Open Balcony	%	Total Floor Area	Total Open Balcony Area	Percentage of Open Balcony Per Floor
P1 Mezz	5,377	0	0.00%	0	0	0.00%				5,377	0	0.00%
Level 1	7,216	0	0.00%	8,113	0	0.00%				15,329	0	0.00%
Mezz	8,508	632	7.43%	4,789	527	11.00%				13,297	1,159	8.72%
Level 2	10,481	566	5.40%	4,721	527	11.16%				15,202	1,093	7.19%
Level 3	14,945	1,459	9.76%							14,945	1,459	9.76%
Level 4	12,961	996	7.68%							12,961	996	7.68%
Level 5	12,696	1,690	13.31%							12,696	1,690	13.31%
Level 6	10,845	761	7.02%							10,845	761	7.02%
Level 7	16,580	1,620	9.77%							16,580	1,620	9.77%
Level 8	6,613	562	8.50%							6,613	562	8.50%
Level 9	6,480	934	14.41%							6,480	934	14.41%
Level 10	6,480	934	14.41%							6,480	934	14.41%
Level 11	6,480	934	14.41%							6,480	934	14.41%
Level 12	6,480	934	14.41%							6,480	934	14.41%
Level 13	6,480	934	14.41%							6,480	934	14.41%
Level 14	6,480	934	14.41%							6,480	934	14.41%
Level 15	6,480	934	14.41%							6,480	934	14.41%
Level 16	6,480	934	14.41%							6,480	934	14.41%
Level 17	6,480	934	14.41%							6,480	934	14.41%
Level 18	6,480	934	14.41%							6,480	934	14.41%
Level 19	6,480	934	14.41%							6,480	934	14.41%
Level 20	6,480	934	14.41%							6,480	934	14.41%
Level 21	5,687	941	16.55%							5,687	941	16.55%
Level 22	5,687	1,073	18.87%							5,687	1,073	18.87%
Total	Overall	195,356	11,55%							212,979	22,562	11.58%

East (A2)											
Level	Market Residential			Pearson Units							



W 59TH AVE (north elevation)



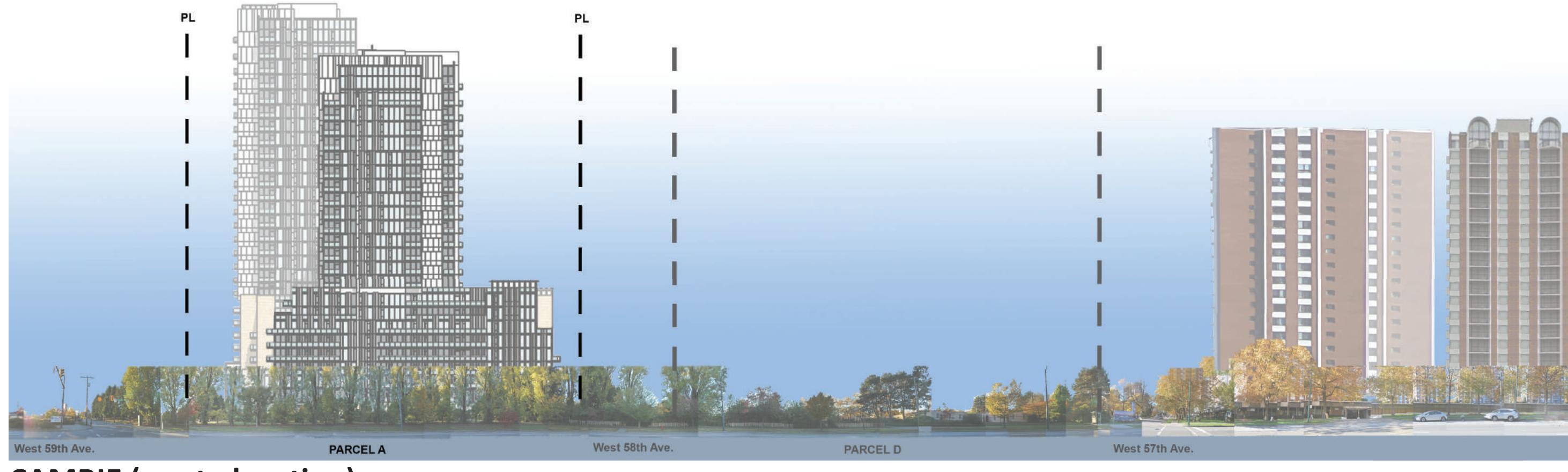
W 59TH AVE (north elevation)



W 59TH AVE (north elevation)

CAMBIE

CAMBIE



CAMBIE (west elevation)



CAMBIE (west elevation)



CAMBIE (east elevation)

W59th

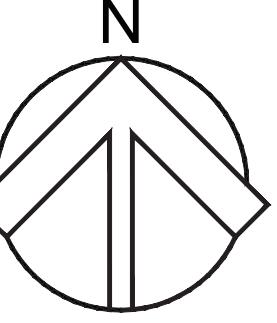
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Vancouver BC V6E 4E1 Canada
tel 604 683 8797 fax 604 683 0492
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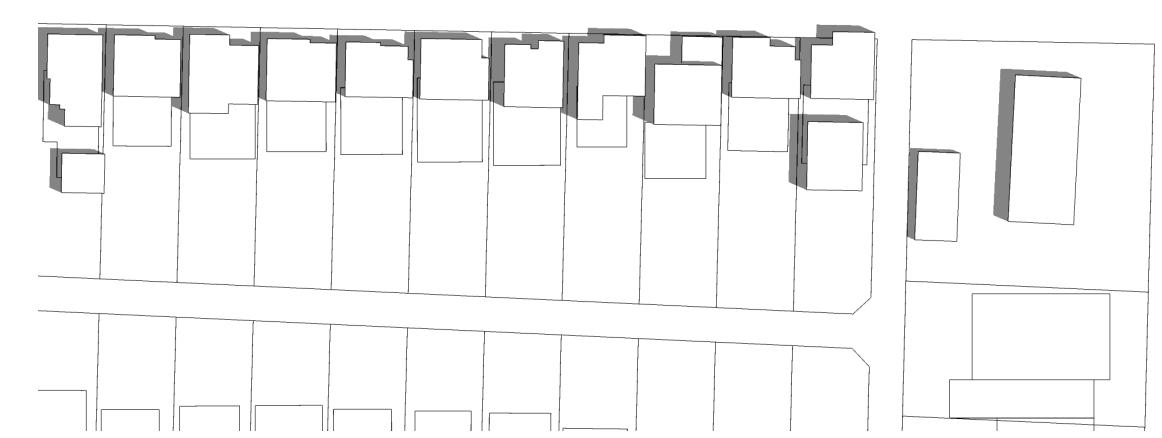
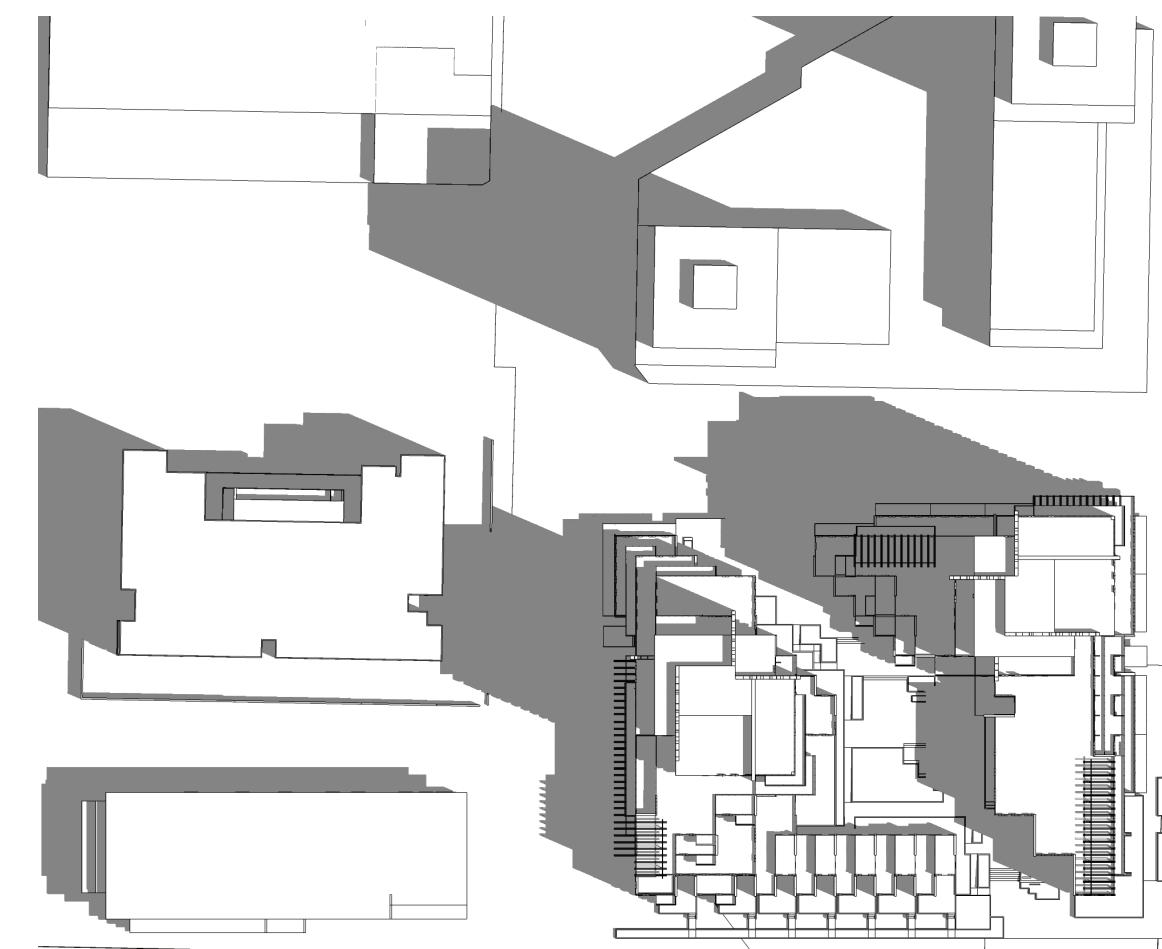
PROJECT TITLE
PEARSON PARCEL A
CAMBIE & W.59TH AVE.

PROJECT NO.: 40003
DRAWN BY:
CHK'D BY:
SCALE:
DATE: YY/MM/DD

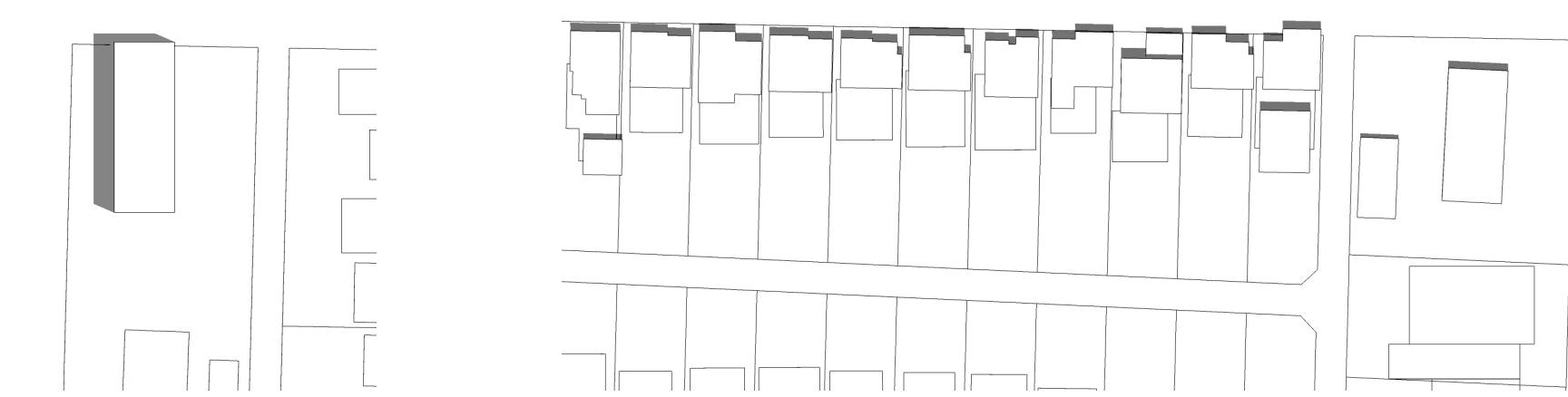
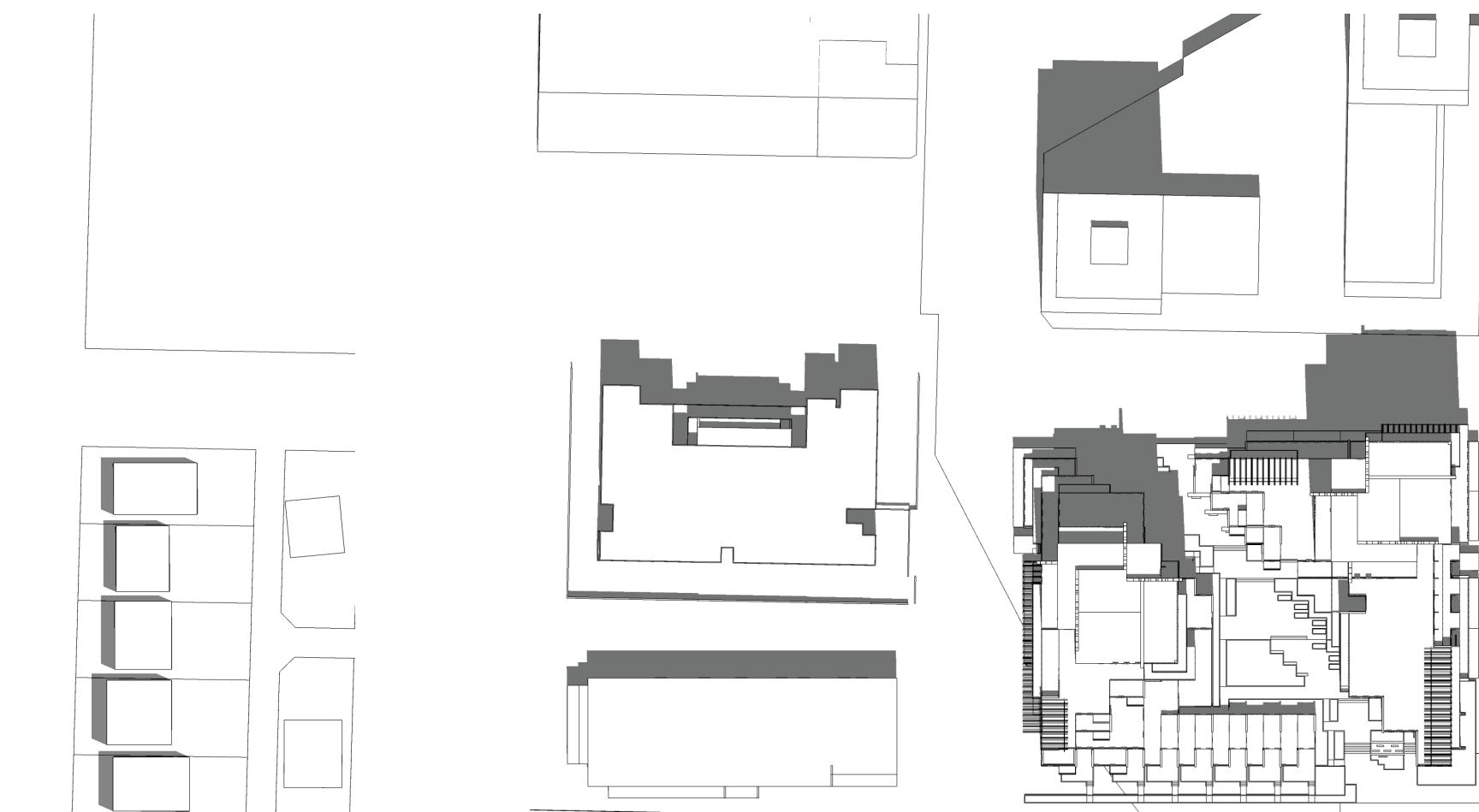
SHEET TITLE
CONTEXT ELEVATIONS

SHEET NUMBER A0.05
REV: ----

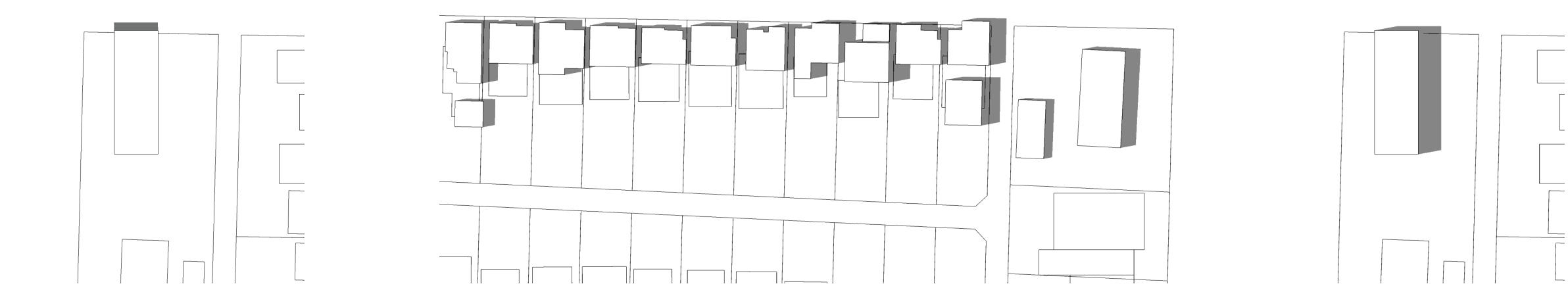
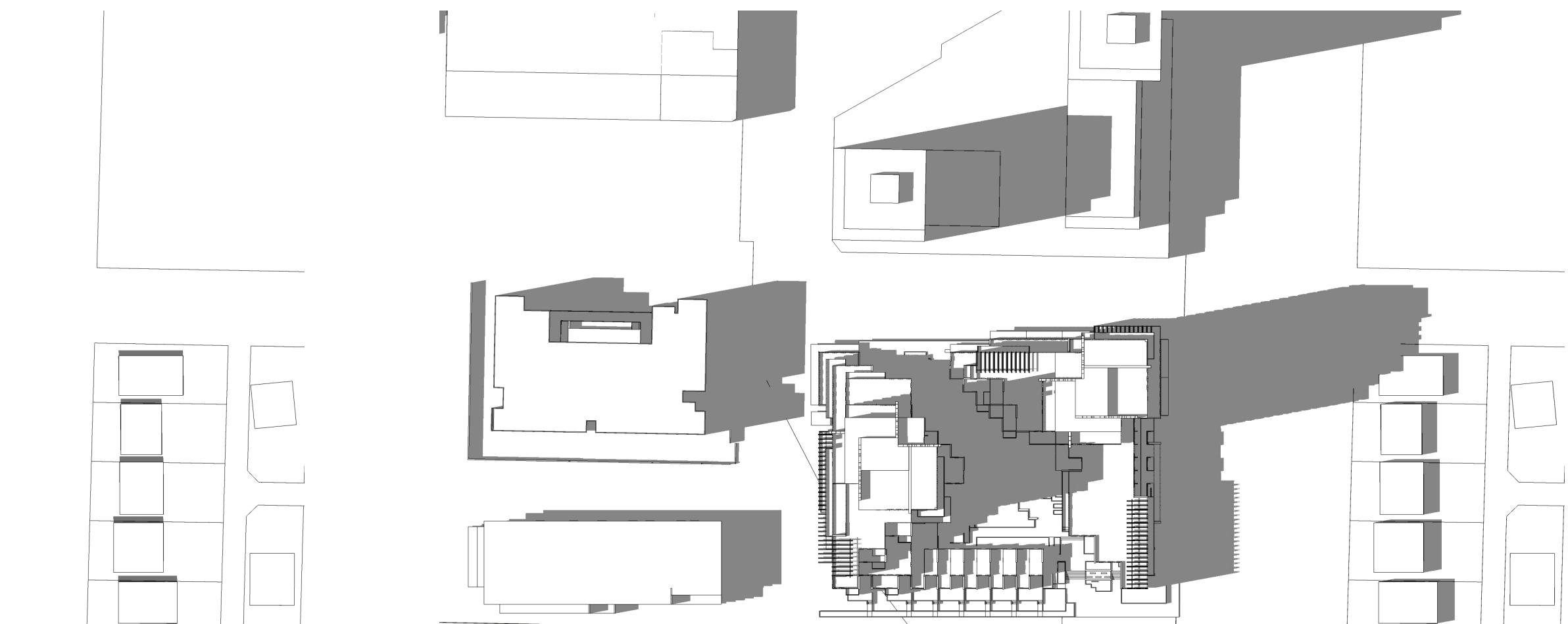
CLIENT ONNI GROUP SUITE 300-550 ROBSON STREET, VANCOUVER, B.C. CANADA	
	N
onni group	
IBI GROUP ARCHITECTS (CANADA) INC. 700 - 128 West Pender Street Vancouver BC V6E 4E1 Canada tel 604 683 8797 fax 604 683 0492 ibigroup.com	PROJECT TITLE PEARSON PARCEL A CAMBIE & W.59TH AVE.
PRIME CONSULTANT	
PROJECT NO: 40003 DRAWN BY: CHK'D BY: SCALE: DATE: YY/MM/DD SHEET TITLE SHADOW STUDY	SHEET NUMBER A0.06 REV: ----



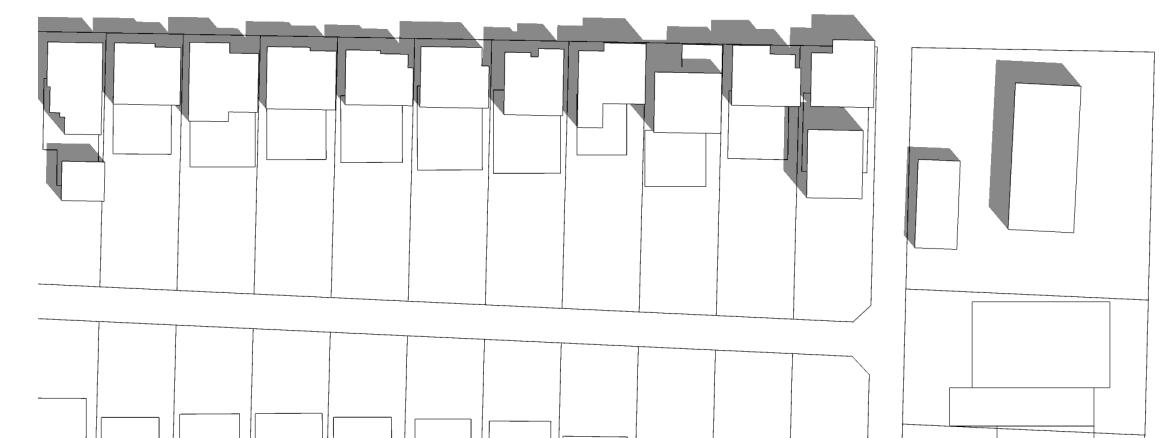
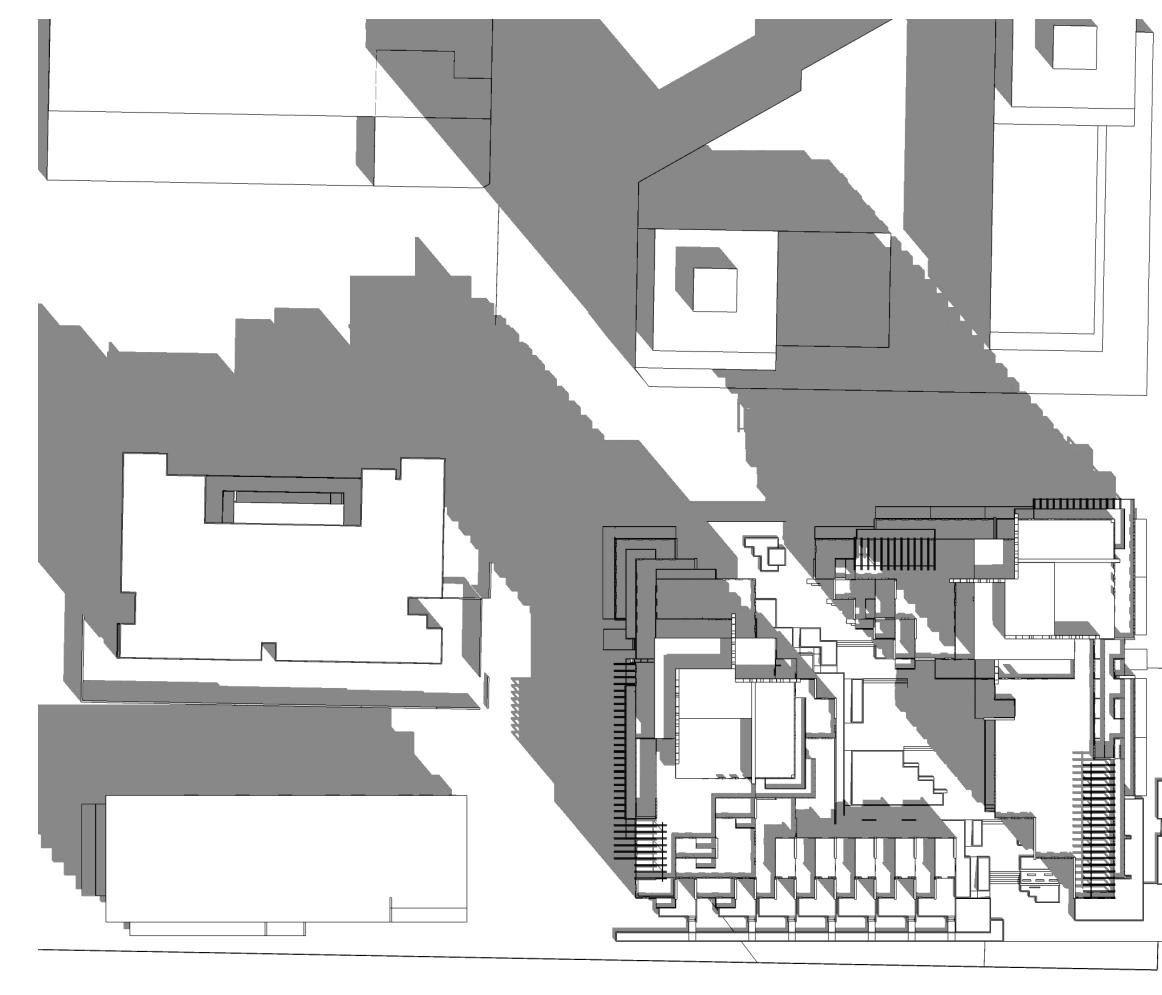
JUNE 20 10AM



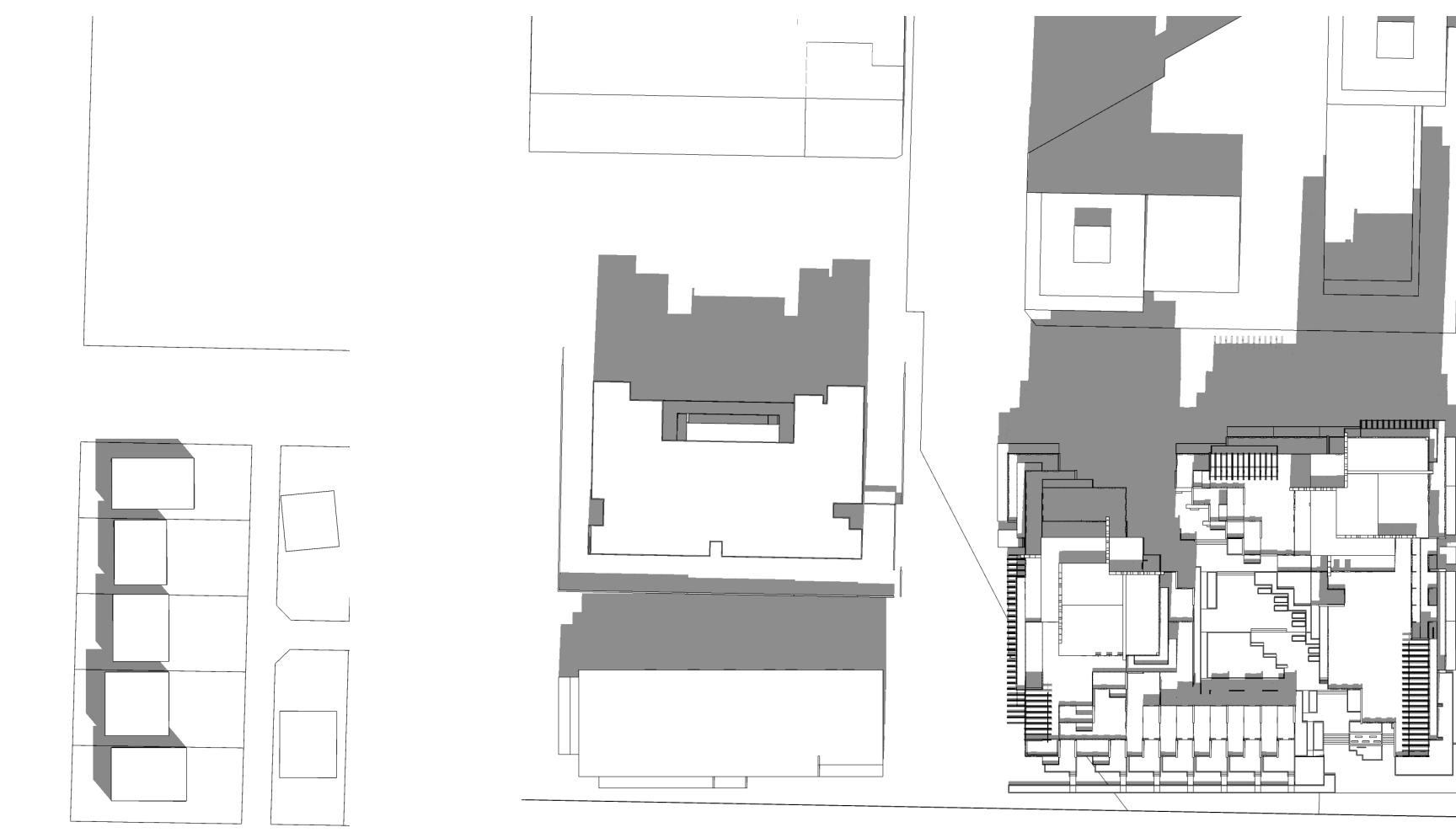
JUNE 20 12PM



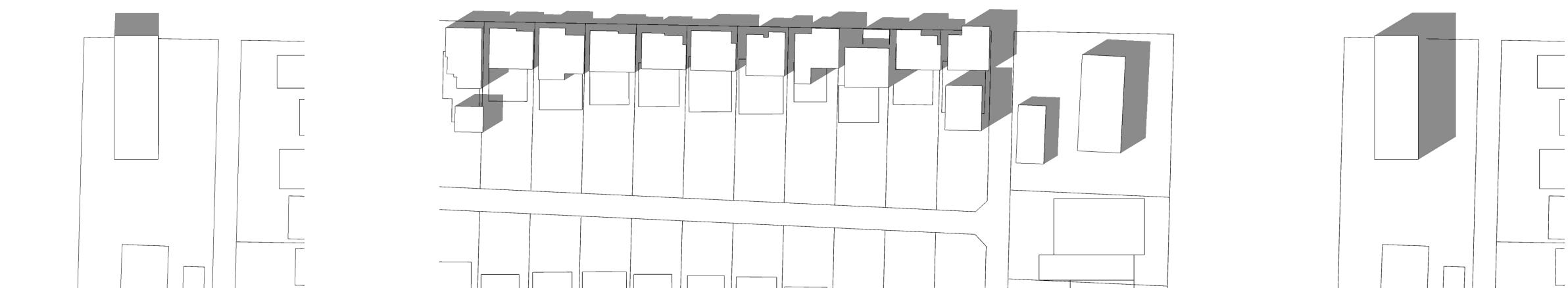
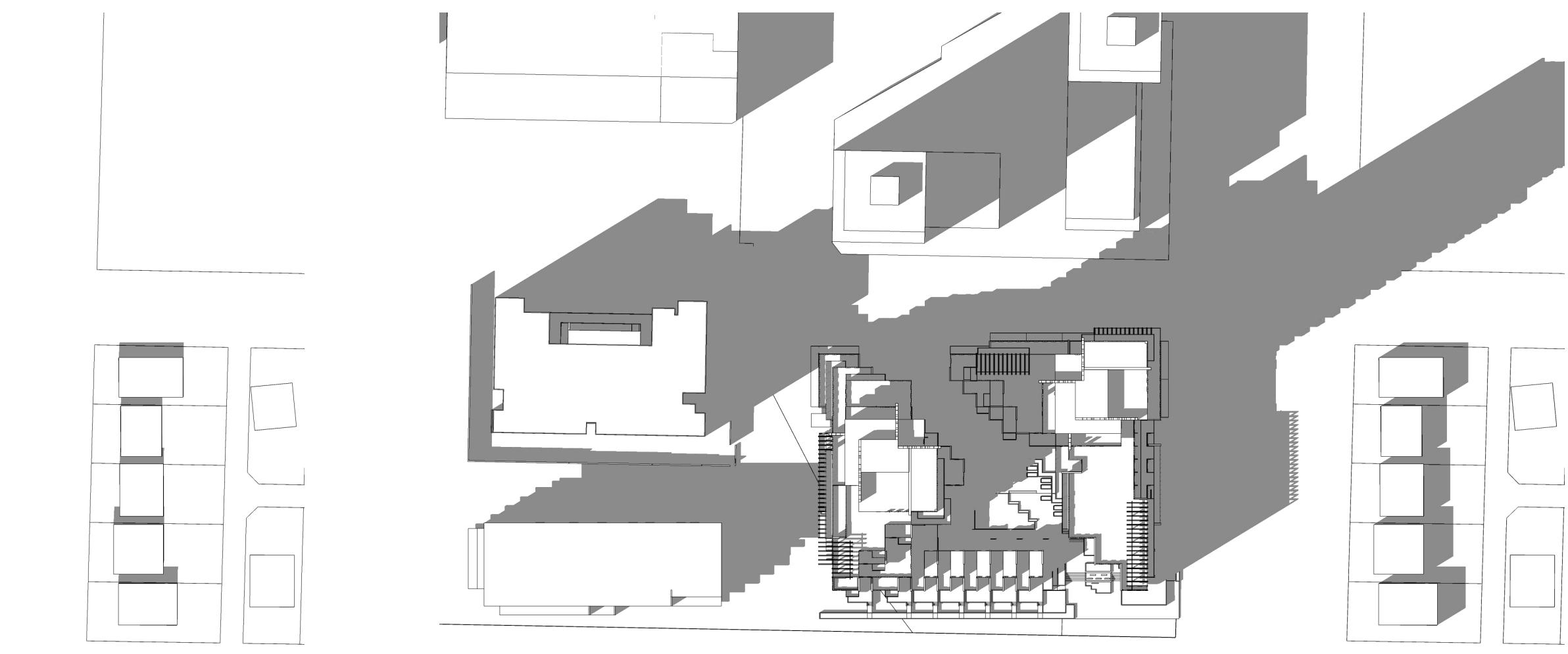
JUNE 20 2PM



SEPT 22 10AM



SEPT 22 12PM



SEPT 22 2PM

VIEW LOOKING SOUTH DOWN CAMBIE



CLIENT
ONNI GROUP
SUITE 300-550 ROBSON STREET,
VANCOUVER, B.C. CANADA



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PROJECT TITLE
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CAMBIE & W.59TH AVE.

PROJECT NO: 40003

DRAWN BY:

CHK'D BY:

SCALE:

DATE: YY/MM/DD

SHEET TITLE

RENDERINGS

SHEET NUMBER **A0.07** REV: ----



VIEW LOOKING SOUTH FROM W58TH AVE

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SHEET TITLE
RENDERINGS

SHEET NUMBER A0.08
REV: ----



VIEW LOOKING NORTH FROM W59TH AVE

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 SHEET TITLE
RENDERINGS

SHEET NUMBER **A0.09** REV: ----



VIEW LOOKING NORTH FROM CAMBIE STREET

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SHEET TITLE

RENDERINGS

SHEET NUMBER A0.10
REV: ----



VIEW FROM TOWNHOUSE ROOF DECK LOOKING NORTH

CLIENT
ONNI GROUP
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VANCOUVER, B.C. CANADA

onni
group

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SCALE:
DATE: YY/MM/DD
SHEET TITLE
RENDERINGS

SHEET NUMBER
A0.11 REV:



VIEW - INTERSECTION OF CAMBIE AND W58TH

CLIENT
ONNI GROUP
SUITE 300-550 ROBSON STREET,
VANCOUVER, B.C. CANADA

onni
group

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SHEET TITLE
RENDERINGS

SHEET NUMBER **A0.12** REV: **----**

Pearson Dogwood Parcel A



Targeted
Potential
Unlikely
No

1 IPc1 Integrative Process

Targeted
Potential
Unlikely
No

63 30 16 1 TOTALS

Possible Points: 110

Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110

LEED v4 New Construction

November 2, 2017

13	1	2	Location and Transportation	16
		16	LTc1 LEED for Neighborhood Development Location	16
1			LTc2 Sensitive Land Protection	1
	2		LTc3 High Priority Site	2
5			LTc4 Surrounding Density and Diverse Uses	5
5			LTc5 Access to Quality Transit	5
1			LTc6 Bicycle Facilities	1
1			LTc7 Reduced Parking Footprint	1
1			LTc8 Green Vehicles	1

2	6	5	0	Materials and Resources	13
		Y		MRp1 Storage and Collection of Recyclables	Required
		Y		MRp2 Construction and Demolition Waste Management Planning	Required
	3	2		MRC1 Building Life-Cycle Impact Reduction	5
	1	1		MRC2 Building Product Disclosure and Optimization - EPD	2
	1	1		MRC3 Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
	1	1		MRC4 Building Product Disclosure and Optimization - Material Ingredients	2
	2			MRC5 Construction and Demolition Waste Management	2

8	2		Sustainable Sites	10
	Y		SSp1 Construction Activity Pollution Prevention	Required
1			SSc1 Site Assessment	1
2			SSc2 Site Development - Protect or Restore Habitat	2
1			SSc3 Open Space	1
3			SSc4 Rainwater Management	3
1	1		SSc5 Heat Island Reduction	2
1			SSc6 Light Pollution Reduction	1

13	3	0	0	Indoor Environmental Quality	16
		Y		EQp1 Minimum Indoor Air Quality Performance	Required
		Y		EQp2 Environmental Tobacco Smoke Control	Required
	2			EQc1 Enhanced Indoor Air Quality Strategies	2
	2	1		EQc2 Low-Emitting Materials	3
	1			EQc3 Construction Indoor Air Quality Management Plan	1
	1	1		EQc4 Indoor Air Quality Assessment	2
	1			EQc5 Thermal Comfort	1
	1	1		EQc6 Interior Lighting	2
	3			EQc7 Daylight	3
	1			EQc8 Quality Views	1
	1			EQc9 Acoustic Performance	1

6	4	0	1	Water Efficiency	11
	Y			WEp1 Outdoor Water Use Reduction	Required
	Y			WEp2 Indoor Water Use Reduction	Required
	Y			WEp3 Building-Level Water Metering	Required
1			1	WEc1 Outdoor Water Use Reduction	2
4	2			WEc2 Indoor Water Use Reduction	6
2				WEc3 Cooling Tower Water Use	2
1				WEc4 Water Metering	1

4	2	0	0	Innovation	6
1				IDc1 Exemplary LTc4 - Density	1
	1			IDc2 0	1
1				IDc3 Urban Farm	1
1				IDc4 Green Cleaning	1
	1			IDc5 0	1
1				IDc6 LEED Accredited Professional	1

14	11	8	0	Energy and Atmosphere	33
	Y			EAp1 Fundamental Commissioning and Verification	Required
	Y			EAp2 Minimum Energy Performance	Required
	Y			EAp3 Building-Level Energy Metering	Required
	Y			EAp4 Fundamental Refrigerant Management	Required
3	3			EAc1 Enhanced Commissioning	6
8	5	5		EAc2 Optimize Energy Performance	18
1				EAc3 Advanced Energy Metering	1
1	1			EAc4 Demand Response	2
3				EAc5 Renewable Energy Production	3
1				EAc6 Enhanced Refrigerant Management	1
	2			EAc7 Green Power and Carbon Offsets	2

3	1	0	0	Regional Priority	4
1				RPC1 Regional Priority: SSc4 - Rainwater Mgmt	1
1				RPC2 Regional Priority: WEc1 Outdoor Water Use Reduction	1
1				RPC3 Regional Priority: WEc2 - Indoor Water Use Reduction (4 points)	1
	1			RPC4 Regional Priority: EAc2 - Optimize Energy (at least 10 points)	1

Points in this scorecard represent estimates by the project team at this stage and is subject to change. LEED is used a framework to analyze building performance and to guide design and construction, but certification of the project can only be awarded by the Canada or U.S. Green Building Council.



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PEARSON PARCEL A
 CAMBIE & W.59TH AVE.

PROJECT NO: 40003
 DRAWN BY:
 CHK'D BY:
 SCALE:
 DATE: YY/MM/DD
 SHEET TITLE
 LEED SCORECARD
 SHEET NUMBER
 REV:
 A0.13 .----

